

AGENDA

FOR THE REGULAR MEETING OF THE CITY OF BELEN PLANNING AND ZONING COMMISSION, STATE OF NEW MEXICO, COUNTY OF VALENCIA TO BE HELD ON THURSDAY THE 8th OF JANUARY 2018 AT 6:00 PM IN THE COUNCIL CHAMBERS AT CITY HALL, 100 SOUTH MAIN STREET, BELEN, NEW MEXICO 87002.

ALL P & Z COMMISSION MEETINGS ARE VIDEO AND AUDIO RECORDED.

A COPY OF THE AGENDA MAY BE OBTAINED FROM THE OFFICE OF THE CITY OF BELEN PLANNING & ZONING DEPARTMENT.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGEANCE**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
Minutes of December 21, 2017
- 6. PUBLIC COMMENT 3 MINUTE PRESENTATIONS:** If more time is needed for presentation, please ask to be scheduled on the next agenda.
- 7. PUBLIC HEARING WITH POSSIBLE ACTION**
 - a. REQUEST FOR A VARIANCE ON THE FRONT SETBACKS: GNA INVESTMENTS LLC, HOWARD BALMER AGENT. LEGAL DESCRIPTION:**
Township 5 North, Range 1 East, Section 25, Land of Louis and Gloria Trujillo, Tract A.
AKA De La Reina Subdivision.
- 8. DISCUSSION**
Allowable Land Use-Travel Trailer Courts
- 9. INFORMATIONAL ITEMS**
 - a. Communication from the Commission and Staff**
- 10. ADJOURNMENT**

RESPECTFULLY SUBMITTED

/s/

Lisa R Miller, Planning & Zoning

Administrator

**cc: Mayor & City Council
News Bulletin**

**Belen Chamber of Commerce
Belen Recreation Center**

**Belen Public Library
Belen City Hall**

JERAH R CORDOVA
MAYOR
LEONA VIGIL
CITY MANAGER



CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NEW MEXICO 87002
(505) 966-2746
www.belen-nm.gov

WAYNE GALLEGOS
CITY COUNCIL
DAVID CARTER
CITY COUNCIL
DARLEEN ARAGON
CITY COUNCIL
FRANK ORTEGA
MAYOR PRO-TEM

**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
DECEMBER 21, 2017**

Chairman Steve Etheridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT: Chairman Steve Etheridge
Commissioner Claudine Montano
Commissioner Gordon Reeves
Vice Chair Pete Armstrong

ABSENT: Commissioner Jim Lardner

CITY STAFF: Steven Tomita, Economic Development
Lisa R Miller, Planning & Zoning Administrator

PLEDGE OF ALLEGIANCE

Chairman Steve Etheridge led the Pledge of allegiance.

APPROVAL OF AGENDA:

Lisa Miller informed the Commission that item b. under Public Hearing with Possible Action is being removed due to the fact that it was incorrectly published. The area in question has a combination of two zones, C-1 & C-R, and not just C-1.

Vice Chair Pete Armstrong moved to approve the Agenda of December 21, 2017 as amended.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

APPROVAL OF MINUTES:

Commissioner Gordon Reeves moved to approve the minutes of December 11, 2017.

Commissioner Claudine Montano seconded the motion.

Motion carried.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

- a. **REQUEST FOR A CONDITIONAL USE** for the purpose of placing a convenience collection/recycling center at 501 Bernard Ave., J.N.E. Property LLC, **Charles Montoya**.
LEGAL DESCRIPTION: Township 5 North, Range 2 East, Section 18, Map 100, Tract A, Land of SWPG LLC, Containing 8.36 ac.

Lisa Miller said that, as Steven Tomita explained to them at the Workshop, the City Council passed a resolution to allow all County resident's the use of our transfer station. Mr. Charles Montoya has submitted a letter to the Planning & Zoning Department requesting that the Conditional Use be tabled indefinitely.

Commissioner Claudine Montano moved to accept Mr. Montoya's request to table the Conditional Use indefinitely.

Commissioner Gordon Reeves seconded the motion.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Vice Chair Pete Armstrong	Yes

Several citizens that live around the area of 501 Bernard Ave. asked why they were not informed of the Conditional Use Request, because they live next to it.

Lisa Miller informed them that anyone that lives within 100 ft. of the requested area are notified. Anyone over that is not. It is also placed in the Newspaper Legal Adds 15 days before the hearing.

The citizens requested that everyone within 300 ft. receive a notification when and if this request is put back on the agenda.

Lisa Miller said that she would do so.

PUBLIC HEARING WITH POSSIBLE ACTION

Chairman Steve Ethridge swore all participants for the following Public Hearing.

- a. **REQUEST FOR A CONDITIONAL USE TO INCREASE ALLOWABLE FENCE HEIGHT IN FRONT SETBACK: Alde Ramirez & Urbano Gonzales** for the purpose of a six foot high front fence height. **LEGAL DESCRIPTION:** Township 5 North, Range 2 East, Section 18, Map 100, Lot 11-14, Block 1, Eastside Addition, aka 214 De Soto Ave., Belen NM 87002.

Lisa Miller informed the Commission that this was started due to the fact that she had been going down De Soto to the Hub City Brewery and noticed that there was a six foot fence located at this address. She notified the owner that they were in violation of the City Codes. The owners came in and filled out the application, a letter stating why they would like the fence placed there, and all the information that the application requested. Photos of the fence have also been provided. Everything in that area is basically R-1A (Single Family Residential with single wide mobile homes allowed). Down the street you have the railroad which is zoned M-C. There was an existing four foot chain link fence and it was replaced by a six foot pro-panel fence. The applicant is requesting this due to the criminal activity in the area. It is located where it will not be an issue with the clear site triangle within the area. There is no significant hazard or inconvenience to the neighborhood. There are a few homes within the area that already have six foot fences in front.

Commissioner Gordon Reeves asked if they had been cited for the violation.

Lisa Miller said that she sent them a notice of violation and that is why they came in.

Commissioner Gordon Reeves asked if the neighbors had been notified of the hearing.

Lisa Miller said that they were notified and she has not received any feedback.

Commissioner Gordon Reeves asked if the other neighbors with the six foot fences have been notified that they are in violation.

Lisa Miller said that those fences have been there for some time and are more than likely some of them before we had Zoning Ordinances. She said they were older homes.

Chairman Steve Ethridge asked the applicant to speak.

Mr. Jose Gonzales informed the Commission that they did not know that they would need to get a permit to put up the fence. They have had a lot of robberies occur. They have broken into his vehicles and things that he has had in his yard.

Vice Chair Pete Armstrong asked if he had reported these incidents to the Police.

Mr. Gonzales said no.

Vice Chair Pete Armstrong informed him that law enforcement cannot protect the area if they are not aware that there is a problem. It is very important that they pick up the phone and report these incidents. It is important so that these issues can be traced to be happening in certain areas. He asked if they had a gate and what type of gate.

Mr. Gonzales said that there was a gate and is see through made of wrought iron.

Vice Chair Pete Armstrong asked if it slid back and forth along the fence.

Mr. Gonzales said that it swings open to the inside.

Vice Chair Pete Armstrong asked how tall the gates were.

Mr. Gonzales said they are about five feet tall.

Commissioner Gordon Reeves asked if he had any concerns with people climbing through the gate.

Mr. Gonzales said no.

Chairman Steve Ethridge asked if a survey plat is available.

Lisa Miller said she has one in her office. That area was platted in 1906. She forgot to place a copy of it in the packet.

Chairman Steve Ethridge said the application also asks for a time period on the request and asked if that was up to the Commission and not the applicant.

Lisa Miller said it is up to the Commission.

Chairman Steve Ethridge asked if there was anyone in the audience that would like to speak. There were none. The public hearing was closed. He asked for a motion.

Commissioner Claudine Montano moved to approve the Conditional Use for the fence height in the front setback.

Lisa Miller asked the Commission what conditions, if any, they would like to place on this.

Commissioner Claudine Montano asked if there was a two year limit on this.

Commissioner Gordon Reeves said that it could be for as long as you want.

Vice Chair Pete Armstrong said that in the past they have put a one year time period as the standard.

Commissioner Claudine Montano said that she adds an indefinite time period to the motion.

Chairman Steve Ethridge asked to have the motion stated again.

Vice Chair Pete Armstrong said that he is a little concerned about doing it indefinitely is that if things change and new people move in, they may not want that six foot fence in the neighborhood. He suggested two years.

Commissioner Gordon Reeves asked if they gave him an indefinite time period and someone comes in and wants to buy that home, the new owners, or even the present owners can take it down any time they want to.

Vice Chair Pete Armstrong said that he is not so much concerned about the present owners but about other people moving into the neighborhood. He is ok with a two year period.

Commissioner Claudine Montano said that she is always looking at the expense of repeating this every two years. She made her motion with an indefinite time period and she would like it to stay that way.

Commissioner Gordon Reeves seconded the motion.

Motion Carried.

Vote was as follows:

Commissioner Claudine Montano	Yes
Commissioner Gordon Reeves	Yes
Vice Chair Pete Armstrong	No

Lisa Miller informed the applicant that they would be receiving a Conditional Use Agreement that needs to be signed, notarized and returned to the City for their signatures. They will receive a copy of the signed agreement for their records.

DISCUSSION

Landscape Ordinance.

Lisa Miller informed the Commission that there was one section left for them to work on and that is lighting.

Chairman Steve Ethridge asked the Commission if there were any suggestions for discussion.

Vice Chair Pete Armstrong said that he felt that they had pretty much beat it to death and is happy with the way it is written.

Lisa Miller informed the Commission that the Chairman was going to come up with a paragraph to cover the issue of light glare.

Chairman Steve Ethridge said that he thinks that this part is a little wordy. There is a lot of stuff in there that he doesn't see we could possibly spend time an effort tying to enforce it. He did not come up with a paragraph but it basically needs to be that all light sources shall comply with current night sky regulations, federal and state. Light sources shall not shine horizontally, they will illuminate only the owners' property. LED's, especially the 65K, are a glaring light source. He is thinking that this section can be cut down to one simple paragraph.

Vice Chair Pete Armstrong suggested that they keep, under Lighting A. Purpose and under B. Conformance with Applicable Codes and then get rid of the rest of the document. With B. 1 use in conformance with building codes or any other code that speaks of lighting.

Chairman Steve Ethridge said it is the Night Sky Act.

The Commission agreed to use these two sections. Under A. Purpose, everything up to where it end with the word productivity, is to stay in and the rest of that paragraph deleted. Under B. 1 it will read "All outdoor artificial illumination devices shall be installed in conformance with the provisions of this section and New Mexico State 1996 Night Sky Protection Act, or current regulations. Then the rest of the section is out.

Lisa Miller informed the Commission that it will take at least a month to finish all the revisions that they have made to this landscaping ordinance. They will review it at that time for any final changes, then it will go to the Council.

INFORMATIONAL ITEMS

COMMUNICATIONS FROM THE COMMISSION AND STAFF.

Lisa Miller informed the Commission that she had spent the whole day sending out approximately 250 business license. She is in the middle of license renewals.

Commissioner Gordon Reeves asked about the Hail chasers that have sprung up around Belen and asked if they have come in for a business license.

Lisa Miller said that she has received several of them.

Commissioner Gordon Reeves asked about the signs and the banners that he has seen.

Lisa Miller said that the signs at Hail Yes are not really in compliance because they are in the DOT right-of-way. DOT usually takes them down.

Commissioner Gordon Reeves said that they also have a banner across the front of the building.

Lisa Miller said that they did have a sign permit for that. Ace Hardware is scheduled to be opened by February 1.

Chairman Steve Ethridge wished everyone a Merry Christmas. He made a bold prediction for the New Year and that was that there were going to be more people getting jobs and less crime in the coming year.

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Commissioner Gordon Reeves moved to adjourn.

Commissioner Claudine Montano⁶⁷ seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 6:47 pm.

Chairman Steve Ethridge

ATTEST: _____
Steven Tomita, Economic Development Director

**CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NM 87002
(505) 864-8221**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN to the public and all parties of interest that the Belen Planning and Zoning Commission will conduct a public hearing to consider a **REQUEST FOR A VARIANCE ON THE FRONT SETBACKS: GNA INVESTMENTS LLC, HOWARD BALMER AGENT.**

LEGAL DESCRIPTION: Township 5 North, Range 1 East, Section 25, Land of Louis and Gloria Trujillo, Tract A. AKA De La Reina Subdivision.

You are further notified that this public hearing will be held on **Monday, January 8, 2011 at 6:00 PM.,** in the Council Chambers at City Hall, 100 South Main Street, Belen, New Mexico 87002. Any person having objections or wishing to be heard should make such protest to the Belen Planning & Zoning Commission at the above stated date and time or comments can be mailed to the Belen Planning and Zoning Department at 100 South Main Street, Belen, NM 87002.

LEGAL NOTICE PUBLISHED: December 21, 2017 & December 28, 2017



CITY OF BELEN, NEW MEXICO
APPLICATION FOR ZONING VARIANCE

Section 17.04.040 City of Belen Municipal code: "Variance" means a relaxation of the terms of this title where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of this title would result in unnecessary and undue hardship. As used in this title, a variance may be authorized only for area, height, dimension, distance, setback, off-street parking, and off street loading requirements

Applicants Name: GNA INVESTMENTS II LLC Phone: 505.328.2825
Address: 5854 OSUNA RD NE, ALBUQUERQUE, NM. 87109
Authorized Agents Name: HOWARD BALMER Phone: 505.340.4733
Address: 3308 20TH AVE. RIO RANCHO, NM. 87124

Address of Property: DE LA REINA SUBDIVISION (PRELIMINARY PLAT)
Block and Lot: _____ Addition: Land of Claudio + Gloria Trujillo
Tract Number: TRA Map: _____
Total acreage in Tract: _____
Number of Dwellings: 93 Density/Acre: 16.33 AC
Zoning of Property: C-1 Present Use: VACANT

APPLICATION REQUIREMENTS

The following material must be provided by applicant.

- Filing fee payment of \$150.00 Double application fees will be charged for uses commenced without approval under the Municipal Code and/or the Zoning Ordinance and for which a citation (violation) may have been issued.
- Letter of transmittal, state why a literal enforcement of Section 17.04.040 City of Belen Municipal Code would result in unnecessary and undue hardship.
- Specify type of variance requested, height, setback, lot coverage, parking requirement.
- Affidavit of ownership.
- Survey plat or scaled drawing of property describing property line, lot dimensions, easements, structures and accessory structures where variance is requested. Indicate dimensions of all structure heights and size of signs.

The Applicant must also do the following:

- Post and maintain one or more signs on the premises involved at least fifteen days prior Public Hearing Date and remove such signs within five days after Public Hearing Date.

NOTE: Failure to do so is grounds for deferral or denial of this application.

Accompanying this application are the above listed requirements for the proposed Zoning Variance. I have examined and am familiar with the zoning regulations of the present zone and the requested variance. I understand that the City of Belen will not assume any liability for a possible lack of understanding on my part.

Gregory N. Anderson
Signature of Applicant

DEC. 11, 2017
Date

THIS APPLICATION REQUIRES A PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION

Planning and Zoning Commission Meeting Date: 1-8-18 Approved/Disapproved: _____

FEE PAID: \$ 150 RECEIPT NO.: 16.003211 DATE: 12-11-17

GNA Investments II, LLC

5854 Osuna Rd. NE

Albuquerque, NM 87109

Letter of Transmittal

Planning and Zoning Department

City of Belen, New Mexico

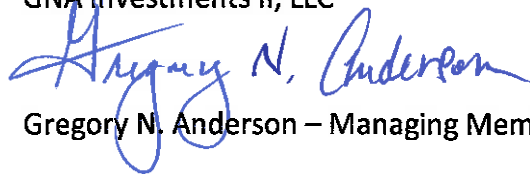
GNA Investments II, LLC requests the City of Belen, New Mexico to grant a variance reducing the front setback requirement of 20 feet to 15 feet for all of the residential lots in the Preliminary Plat of De La Reina Subdivision located on Don Luis Trujillo Blvd.

The residential lots were originally platted at 50' W x 90' D, rather small by the building standards of the current market. The increase in setback space of five feet will allow the builder to meet and bring to market single story homes up to +/- 1800 square feet.

The homes will include elevations and neighborhood style porches that comprise a community feel, and the additional setback change will allow these designs to be incorporated into the single story homes.

Respectfully submitted,

GNA Investments II, LLC



Gregory N. Anderson – Managing Member

OWNERS AFFIDAVIT

STATE OF NEW MEXICO)
COUNTY OF VALENCIA) SS
CITY OF BELEN)

We,
I GREGORY N. ANDERSON, MANAGING MEMBER OF GNA INVESTMENTS II, LLC
(Please PRINT name in full)

being duly sworn, depose and say that (I am) (we are) the owner(s) of property located at

_____, for which (I am) (we are)
(Address)

requesting a (Zone Change, Special Use Permit, Variance, Conditional Use, Annexation, Appeal)

VARIANCE through the City of Belen. Furthermore, (I) (we) hereby appoint
HOWARD BALMER of 3308 20TH AVE SE
RIO RANCHO, NM as our agent to act in our
behalf on all matters pertaining to the processing of this application.

Gregory N. Anderson
Signed

5854 OSUNA RD. NE
Address

ALBUQUERQUE, NM. 87109

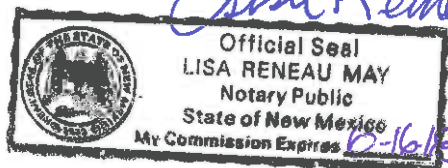
505.328.2825
Phone

Subscribed and sworn to before me this 8 day of December, 20 17.

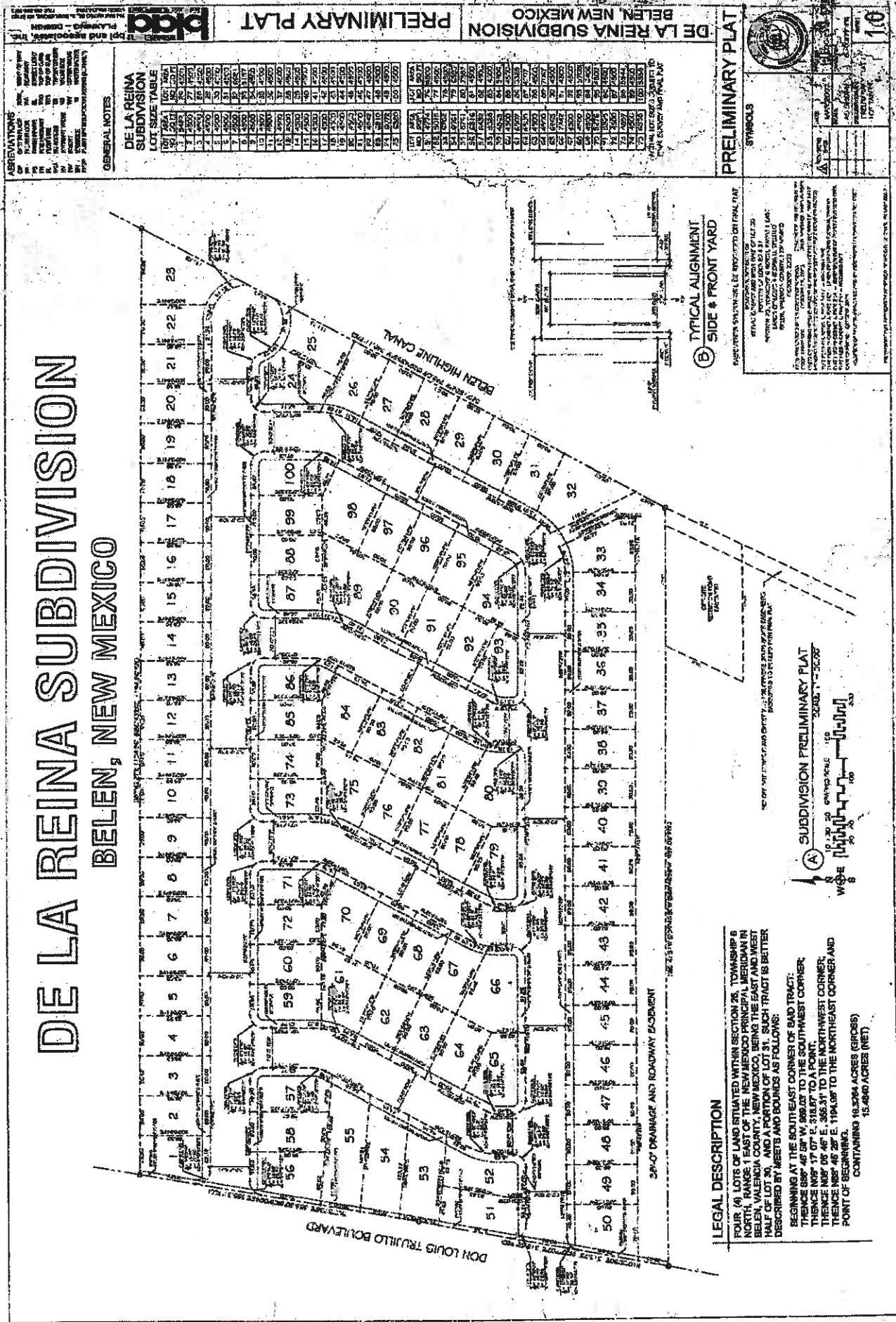
Lisa Reneau May
Notary

My Commission Expires:

6-16-18



DE LA REINA SUBDIVISION BELEN, NEW MEXICO



ABBREVIATIONS

ALL RIGHTS RESERVED
COPYRIGHT 1988
BY DE LA REINA SUBDIVISION
BELEN, NEW MEXICO

GENERAL NOTES

1. ALL LOTS ARE TO BE CONVEYED TO THE SUBDIVISION BY THE DON LUIS TRUJILLO BOULEVARD AND BELLEN HIGHLINE CANAL.

2. THE SUBDIVISION IS TO BE CONVEYED TO THE SUBDIVISION BY THE DON LUIS TRUJILLO BOULEVARD AND BELLEN HIGHLINE CANAL.

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10. THE SUBDIVISION IS TO BE CONVEYED TO THE SUBDIVISION BY THE DON LUIS TRUJILLO BOULEVARD AND BELLEN HIGHLINE CANAL.

DE LA REINA SUBDIVISION LOT SIZE TABLE

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
1	10,000	.2296
2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
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DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
1	1st
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23	23rd

LEGAL DESCRIPTION

FOUR (4) LOTS OF LAND SITUATED WITHIN SECTION 26, TOWNSHIP 8 NORTH, RANGE 12 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN BERNALILLO COUNTY, NEW MEXICO, BEING THE EAST AND WEST HALVES OF LOT 30, AND A PORTION OF LOT 31, SUCH TRACT IS BETTER DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH-EAST CORNER OF SAID TRACT; THENCE 88° 45' 00" N. 10° 00' E. 318.37' TO A POINT; THENCE N 0° 00' E. 365.31' TO THE NORTHWEST CORNER; THENCE N 0° 00' E. 119.08' TO THE NORTHEAST CORNER AND POINT OF BEGINNING.

CONTAINING 16.304 ACRES (GROSS) 15.640 ACRES (NET)

DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
1	1st
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22	22nd
23	23rd

DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
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DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
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23	23rd

DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
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22	22nd
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DE LA REINA SUBDIVISION PRELIMINARY PLAT

SYMBOLS

SYMBOL	DESCRIPTION
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14	14th
15	15th
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19	19th
20	20th
21	21st
22	22nd
23	23rd

**JERAH R
CORDOVA**
MAYOR
LEONA VIGIL
CITY MANAGER



CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NEW MEXICO 87002
(505) 966-2730 • FAX (505) 864-8408
www.belen-nm.gov

WAYNE GALLEGOS
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CASE REPORT

January 3, 2018

VARIANCE REQUEST

Location: De La Reina Subdivision off of Don Louis Trujillo Blvd., Belen NM 87002

SITE DATA

Existing Use: Vacant

Lot Size: Approximately .14 acres (6,237.71 Sq. Ft.)

Direction	Zoning	Existing Land Use
North	C-1/M-C	General Commercial/Manufacturing-Commercial
East	AP/RR2	Agricultural Preservation/Rural Residential (2 Ac Minimum) VC
South	C-1	General Commercial
West	MPD	Master Planned Development

*See attached zone map.

REQUEST

The applicant is requesting Variance to establish a fifteen foot front setback instead of a twenty foot setback.

Variance Requirements:

1. A case of exceptional physical conditions where the strict application of the Zoning Ordinance regulation would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of land or building.
2. Type of Variance Requested and why.
3. Survey Plat
4. Location of Variance request

STAFF FINDINGS

1. The surrounding area consists of single-family residential area, General Commercial area, Manufacturing area, Agricultural Preservation land and a master planned development area.
2. The area is zoned C-1
3. This property has a preliminary plat of a subdivision.
4. The average lot size is 50' X 90' consisting of an average of 4,500 square feet.
5. This development is considered a New Urbanism development.
6. Being that the lots are small lots, a Variance was requested so the developer has more flexibility with developing the subdivision.
7. No significant hazard or inconvenience to the surrounding area is evident.



Chapter 17.48 - ALLOWABLE LAND USES

Sections:

17.48.010 – Table of allowable uses

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The following table indicates allowable land uses in specific districts of the city of Belen.

X = Permitted use

C = Conditional use

C* = Conditional use (6-month permit)

A-R = Agricultural/Residential

R-1A = Single-Family Mixed

R-2A = High Density Residential

R-4 = Medium Residential

C-R = Commercial/Residential

C-2 = Mixed Use

M -1 = Industrial and Business Park

R-1 = Single-Family Residential

R-2 = Multifamily Residential

R-3 = Small Lot Residential

SU-1 = Special Use

C-1 = General Commercial

M-C = Manufacturing/Commercial

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Airports; aircraft sales and service								X						X
Ambulance service											X		X	X
Amusement parks; carnival; circus	C*								C*		C*		C*	C
Animal shelter; dog pound; kennel	C										X		X	X
Antique dealers									X		X	X	X	C
Appliance store; repairs											X	X	X	C
Armory											C		C	C
Art gallery; art schools									X	X	X	X	X	

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Auction houses (excluding livestock)											X	X	X	X
Automobile sales; service; repair											X	C	X	X
Automobile rental											X	C	X	
Automobile wrecking, dismantling, salvage								X						C
Bakery, confectionery store (retail)									X	X	X	X		
Bakery, candy and confectionery manufacture (wholesale)											X	C	X	X
Ballrooms; dancing instruction									X	C	X	X		
Bank; savings and loan; trust company									X		X	X		
Bars, lounges, and package liquor stores									C		X	X		
Barber or beauty shop				C		C			X	X	X	X	C	C
Batching plant (concrete or asphalt)													X	X
Bed and breakfast					C		C		X		X	X		
Boat dealers; marine supplies									X		X		X	X
Book store										X	X	X	X	
Bottling plant													X	X
Boutique Winery; Craft Brewing									C	C	X	X		
Bowling alley									X		X	X	X	
Brewery; Winery												C		X

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Brick products; manufacture													X	X
Buildings; prefab assembly													X	X
Bus lines (depot and maintenance)											X	C	X	X
Cabinet makers										C	X	C	X	X
Camper equipment, retail sales										X	X	X	X	X
Candle manufacturing; wholesaling											X		X	X
Care home, assisted living, senior housing, group home				C	C	C	C		X	C	X	X		
Car wash											X	X	X	C
Carpet and rug cleaners											X	X	X	C
Castings; tool and die maker; foundry													X	
Cemetery; mausoleum; crematory								X						X
Crematory								X			X			
Ceramics manufacturing									X		C		X	
Chemical manufacturing or processing													X	X
Child care center					X	X	X		X	X	X	X		
Churches; places of worship	X	X	X	X	X	X	X		X	X	X	X	X	
Clinics, dental or medical				C					X	X	X	X		
Clothing and/or dry goods store (retail)						C			X	X	X	X		
Club or lodge (with liquor license)											X	X		

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Club or lodge (without liquor license)				C	C					C	X	X		
Cold storage plant											X		X	X
Community sales center/ welcome/ discovery center incidental and necessary for the sale of new construction (temporary and permanent)	X	X	X	X	X	X	X			X	X	X	X	X
Computer design and development facilities									X	X	X	X	X	X
Concrete and asphalt products manufacture; sales (excluding batch plants)													X	X
Construction contractors; building trades (storage, equipment sales and service)											X	C	X	X
Correction, detention, or penal institution								X						C
Dairy products and sales (wholesale)	X								X		X		X	C
Data processing facilities, equipment and service											X	X	X	C
Delicatessen; catering shop									X		X	X	C	C
Delivery service (parcel and package)									X		X	X	X	X
Department or variety store									X		X	X		
Drug store; pharmacy; cosmetics				C					X	X	X	X		

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Dwelling, single-family (conventional construction)	X	X	X	X	X	X	X		X	X	X	C		
Dwelling, single-family (mobilehome)	X		X											
Dwelling, single-family (modular unit)	X	C	X	X		C				X	X			
Dwelling, multiple-family (apartments, patio homes, town houses or condominiums)				X	X	X	C		X	X	X	X		
Dwelling, boarding or rooming house				X	X		C		X	X	X	X		
Dwelling, temporary watchman or caretaker (mobilehomes may be allowed)	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*
Explosives storage, manufacture, or sales								X						C
Fairgrounds, baseball park complex, stadium					C		C	X				X		
Farmers market	X							X		X	X	X		
Farms supplies, equipment sales and service											X		X	X
Farming; ranching (Prior to development of individual parcels both farming and ranching will be permitted)	X	C	C*	C	C	C	C		C	C	C	C	C	C
Feed lot operation; livestock auction								X						
Fertilizers (wholesale or manufacturing)													X	X
Fiberglass fabricators, product manufacturing													X	X

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Fire stations and ambulance services	X	X	X	X	X	X	X		X	X	X	X	X	X
Fix-it shop (fenced outside storage)											X		X	C
Fix-it shop (completely enclosed)									C	C	X	C	X	C
Flea markets											C		C	
Floral shop, plant store	X								X	X	X	X		C
Food products (manufacturing and processing)													C	X
Food products (wholesale, storage, and sales)	C										X	C	X	X
Food store; grocery market; convenience store	C			C					X	X	X	X		
Fuel wholesales and storage (gasoline, liquefied petroleum)								X						C
Funeral home; mortuary										X	X	X		
Furniture sales and service; upholstery									X		X	X	X	C
Gardening and cultivation of land, supplementary to the primary residential use	C			C	C	C	C		C	C	C	C		
Gasoline service station, including car wash and convenience store	C									C	X	X	X	X
Gift shop; crafts store; curios									X	X	X	X		
Glass products, installation											X	X	X	X
Golf course; driving range					X		X	X				X		

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Golf pitch-and-putt; miniature golf	C								C		X	X	X	
Greenhouse or nursery retail and wholesale (with limited storage of animal by-products, fertilizer, fungicides, herbicides and insecticides as necessary for retail/wholesale purposes and for arboriculture uses on premises)	X										X		X	X
Guns and gunsmiths											X	X	X	X
Hardware store									C	C	X	X	X	
Health club, athletic gym, spa									X	X	X	X	X	C
Home furnishings (sales and service)									X		X	X	X	
Home occupation	C	C	C	C	C	C	C		C	C		C		
Hospital equipment and supplies											X	C	X	X
Hospital; sanatorium; private nursing home	C			C	C	C	C			C	X	X		
Hotel; motel; motor lodge									X		X	X		
Ice cream store									X	X	X	X		
Ice house											X		X	X
Indoor Shooting Range											X	X	X	X
Interior decorators									X	X	X	X	X	X
Janitorial service; supplies											X	X	X	X
Jewelry manufacture and wholesalers									X		X	C	X	X

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Jewelry store (retail)									X	X	X	X		
Judo, karate instruction									X	C	X	X		
Junk yard; salvage operation								X						C
Laboratory (dental, medical)											X	C	X	X
Laboratory (research, testing)											C	C	X	X
Laundromat; dry cleaning; linen supply				C		C				C	X	X	X	C
Library	X	X	X	X	X	X	X		X	X	X	X		
Liquor wholesalers											X		X	X
Locksmith									X	X	X	X	X	X
Lumber yard (retail and wholesale)											X		X	X
Machine shop; metal fabrication; products													X	X
Mobilehome parks								X						
Mobilehome and trailer sales; service; repair											X		X	X
Motorcycle sales; service; repair											X	X	X	X
Moving and transfer company											X		X	X
Museum									X	C	X	X		
Music store									X	X	X	X		
Nonprofit membership clubs				X					X	X	X	X	X	

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Offices; professional and semi-professional				X	C	C	C		X	X	X	X	X	C
Offices; temporary (real estate sales, etc.)	X	X	X	X	X	X	X		X	X	X	X	X	C*
Office equipment and supplies										C	X	X	X	C
Optician; optical goods				C		C			X	X	X	X		
Paint store and related supplies											X	C	X	X
Paper products manufacture													X	X
Paper supplies (wholesale)											X	C	X	X
Parks, neighborhood and community	X	X	X	X	X	X	X		X	X	X	X	X	C
Parking lot or structure, car pool lots/park and ride lots					C		C		C	C	C	X	C	C
Pawn shop										C	X		X	C
Pest control; exterminator											X		X	X
Pet groomer, pet spa, pet day care									X	X	X	X		
Pet shop (completely enclosed)									C	C	X	X		
Photographic equipment and supplies									X	X	X	X	C	C
Photographic studio									X	X	X	X		
Plastic products (manufacture and wholesaling)													X	X
Printing and all allied trades											X	C	X	X

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Radio or television station (without transmitter tower)	C										C	C	X	C
Radio or television station (with transmitter tower)	C										C		X	C
Railroad depot and maintenance facilities													X	C
Recreation facility (community, nonprofit)	C	C	C	C	C	C	C		C	C	X	X	X	C
Recreation hall; billiard parlor									X	X	X	X		
Recycling Center													C	C
Research and development									C	C	X	C	X	X
Rental service stores				C		C				X	X	X	X	C
Rental storage units											C		C	C
Restaurant (with liquor license)									X	X	X	X		
Restaurant, cafe, cafeteria (without liquor license) (no curb service)	C								X	X	X	X	C	C
Restaurant (drive-in)									X	X	X	X	C	C
Sand and gravel operations								X						X
Seasonal sales from a moveable structure, vacant lot or parking lot	C*	C*	C*	C*	C*	C*	C*		C*	C*	C*	C*	C*	C*
Schools; nursery, day care, or kindergarten	C	C	C	C	C	C	C		X	X	X	X		
Schools; elementary and secondary	X	X	X	X	X	X	X		X	X	X	X		

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Schools; business, technical or trade										C	X	X	X	C
Schools; university or college							X					X		
Shopping center complex											X	X	X	C
Sign shop									X		X	X	X	X
Skating rink (indoor or outdoor)											X	X	X	
Specialty shop									X	C	X	X	c	C
Sports complex, regional											C	C	X	C
Sporting goods store									X		X	X	X	
Stable; riding school (commercial)	X											C		
Stadiums, arenas, and auditoriums											X	X	X	C
Stone cutting and monument sales											C		X	X
Storage (private) of boat, camper trailer, or R-V vehicle	C	C	C	C	C	C	C		C	C	C	C	C	
Surplus and salvage goods; second-hand store									C		X		X	C
Tailor shop				C					X	X	X	X		
Taxidermist										C	X	C		
Temporary signage	C*			C*	C*	C*	C*			C*	C*	C*	C*	C*
Temporary construction trailer(s) incidental and necessary for the sale and/or construction of structures by the permittee	C*			C*	C*	C*	C*			C*	C*	C*	C*	C*

Allowable Land Uses	A-R	R-1	R-1A	R-2	R-2A	R-3	R-4	SU-1	B-A	C-R	C-1	C-2	M-C	M-1
Temporary outside storage yards for construction contractors, provided that no permit shall be granted for such use unless adequate provisions are made for screening from adjacent properties to assure protection of the general health, safety, and welfare of the public	C*			C*	C*	C*	C*			C*	C*	C*	C*	C*
Theater (indoor)									X	X	X	X		
Theater (drive-in)								X				C		
Transit stops and transfer station	C			C	X	C	X		C	C	X	X	X	X
Travel trailer courts											X			
Truck plaza, wash, terminal and maintenance											C	X	X	X
Utility, public and private	C			C	C	C	C			C	X	X	X	X
Utility company service center or structure	C			C	C	C	C			C	C	C	X	X
Veterinary hospital (small animal) (completely enclosed)	X				X					C	X	X	X	
Veterinary hospital (large animal)	X										C		X	
Vulcanizing shop, recapping													X	X
Watch repair									X	X	X	X	X	
Welding shop											C		X	X
Warehousing and outdoor storage yards (general)													X	X